

20070807000368950 1/3 \$91.55  
Shelby Cnty Judge of Probate, AL  
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This instrument was prepared by:

Michael T. Atchison, Attorney At Law, Inc.  
PO Box 822, Columbiana, AL 35051

# MORTGAGE

**STATE OF ALABAMA**  
**COUNTY of Shelby**

**KNOW ALL MEN BY THESE PRESENTS: That Whereas,**

Frederick F. Casten and wife, Caulie Casten, (hereinafter called "Mortgagors", whether one or more are justly indebted to Sarah Richards (hereinafter called "Mortgagee", whether one or more),  
in the sum of \$49,686.54 evidenced by a real estate mortgage note of even date.

And whereas, Mortgagors agreed, in incurring said indebtedness, which this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors, Frederick F. Casten and Caulie Casten, and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in Shelby County, State of Alabama, to wit:

Commence at the SE corner of the NW 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, and run North 24 degrees 56 minutes 43 seconds West for 524.22 feet to the point of beginning, being on the West right of way of Horton Road; from said point of beginning, continue along said road North 34 degrees 30 minutes 27 seconds West for 44.59 feet; thence continue along said road North 45 degrees 34 minutes 00 seconds West for 203.76 feet to the intersection of County Road 61; thence run along the South right of way of County Road 61, South 69 degrees 17 minutes 04 seconds West for 128.13 feet; thence leaving said right of way run along a fence South 08 degrees 29 minutes 24 seconds East for 208.83 feet; thence along a fence North 76 degrees 03 minutes 48 seconds East for 139.96 feet; thence continue along said fence North 72 degrees 37 minutes 57 seconds East for 129.85 feet to the point of beginning.

According to survey of Michael G. Moates, RLS #19262, dated June 12, 2003.

Said property is warranted free from all encumbrances and against any adverse claims, except as stated above.

**To Have And To Hold** the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage

by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any payable to said Mortgagee, as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or assigns may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sum expended by the said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or encumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness hereby secured shall at once become due and payable, and this mortgage be subject to foreclosure as now provided by law in case of past due mortgages, and the said Mortgagee, agents, or assigns, shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving twenty-one days notice, by publishing once a week for three consecutive weeks, the time, place, and terms of sale, by publication in some newspaper published in said County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County, (or the division thereof) where said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of the sale: First, to the expense of advertising, selling, and conveying, including a reasonable attorney's fee; Second, to the payment of any amounts that may have been expended, or that it may then be necessary to expend, in paying insurance, taxes, or other encumbrances, with interest thereon; Third, to the payment of said indebtedness, in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefore; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereby secured.



IN WITNESS WHEREOF the undersigned Frederick F. Casten and Caulie Casten have hereunto set their signatures and seals this 30<sup>th</sup> day of July, 2007.



Frederick F. Casten



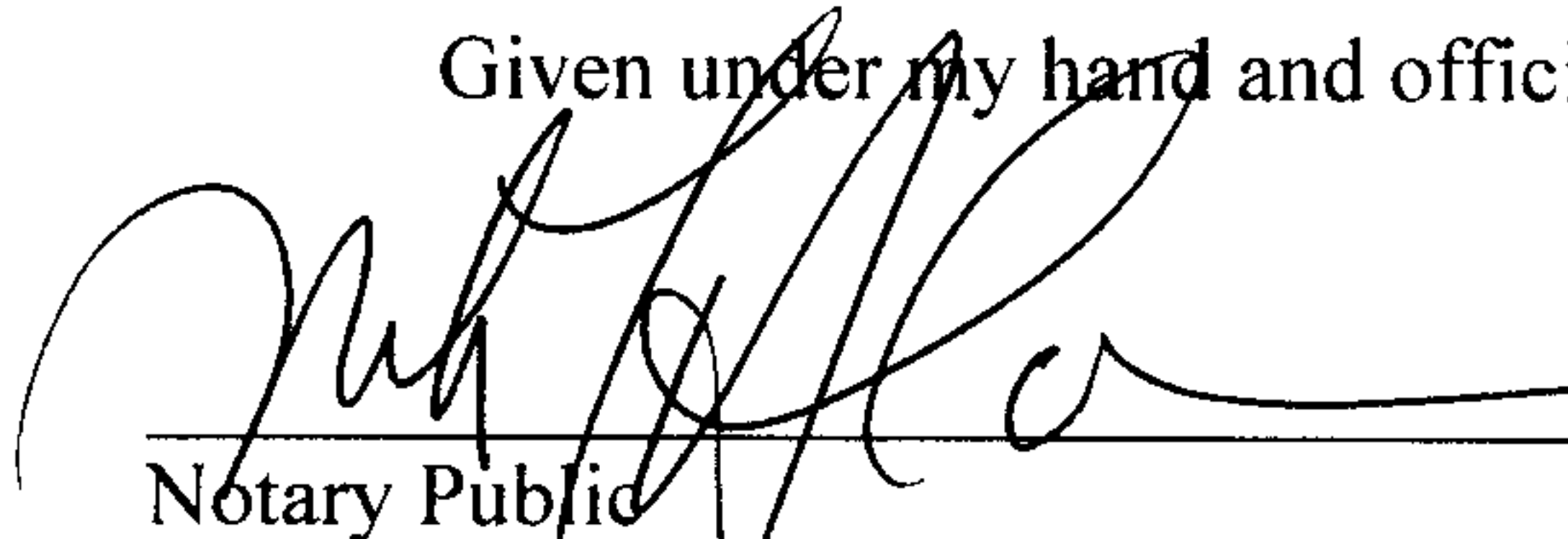
Caulie Casten

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STATE OF ALABAMA  
COUNTY of Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frederick F. Casten and Caulie Casten, whose name(s) is/are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of July 2007.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 10/16/08